



DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF LAND AND FACILITIES

## NOTICE OF SEALED BID AUCTION OF STATE-OWNED LAND

*By authority of Act 451, P.A. 1994, as amended.*

NOTICE IS HEREBY GIVEN that, State-owned land located in **Richfield Township, Roscommon County**, will be auctioned by Sealed Bid. Land Transaction Case **#20000026**

**The Following Property is offered for sale:**

*The Highlands Subdivision Lots 1, 16, 24-27, and 30-34, T23N, R1W, Section 21, Richfield Township, Roscommon County.*

<b>MINIMUM BID:</b>	<b>Lot 1:</b>	<b>\$ 9,000.00</b>
	<b>Lot 16:</b>	<b>\$ 7,300.00</b>
	<b>Lot 24 and 25:</b>	<b>\$ 14,600.00</b>
	<b>Lot 26 and 27:</b>	<b>\$ 14,600.00</b>
	<b>Lot 30:</b>	<b>\$ 22,000.00</b>
	<b>Lot 31:</b>	<b>\$120,000.00</b>
	<b>Lot 32:</b>	<b>\$118,500.00</b>
	<b>Lot 33:</b>	<b>\$112,000.00</b>
	<b>Lot 34:</b>	<b>\$ 21,500.00</b>

**ALL BIDS *MUST* BE RECEIVED OR POST MARKED NO LATER THAN **August 1, 2003** TO BE CONSIDERED.**

The bid opening will take place at the Michigan Department of Natural Resources, Office of Land and Facilities, 8<sup>th</sup> Floor, Mason Building, 530 W. Allegan St., Lansing, Michigan, on **August 13, 2003**.

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims as to fitness for purpose; ingress/egress; conditions; covenants and/or restrictions.

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**CONDITIONS OF SALE:**

- 1) A bid deposit of 10% of the bid amount is required with each sealed bid.
- 2) Bids less than the minimum indicated or offers other than cash will not be accepted.
- 3) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.

Requests for property information sheets and required bid forms may be accessed directly on the DNR web site at [www.michigan.gov/dnr](http://www.michigan.gov/dnr) under "Sales & Leases" or directed to the address below.

RENEE TOBER  
OFFICE OF LAND AND FACILITIES  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
PO BOX 30448  
LANSING MI 48909-7948

TELEPHONE: 517-373-1240  
FAX: 517-335-1880

**Land Transaction Case #20000026**  
**Lots 1, 16, 24-27, 30-33, 34**

**Property Information**

**Size:** Lot 1 - 160' x 170'; 27,200 sq. ft.  
Lot 16 - 80' x 125'; 10,000 sq. ft.  
Lot 24 - 80' x 125'; 10,000 sq. ft. and Lot 25 - 80' x 125'; 10,000 sq. ft. (sold as one)  
Lot 26 - 80' x 125'; 10,000 sq. ft. and Lot 27 - 80' x 125'; 10,000 sq. ft. (sold as one)  
Lot 30 - 64.7' x 125'; 9,583.2 sq. ft.  
Lot 31 - 12,197 sq. ft.  
Lot 32 - 10,019 sq. ft.  
Lot 33 - 7,405 sq. ft.  
Lot 34 - 6,970 sq. ft. \*(see Note 2 below)

**Frontage & Access:**

Lots 1, 16, 24-27, and 30 are accessed via a publicly maintained, hard-surfaced road, which extends from St. Helen Road (M-76) west to the lake.

Lots 31-34 front an abandoned road. An easement will be reserved across the West ½ of Iroquois Trail, as extending from the property lines of Lots 31-34 and an easement will also be reserved across the East ½ of Iroquois Trail as extending from the property line of Lot 30 for ingress and egress to Lots 30-34.

The following Lots have water frontage.

Lot 31 – 79.89 ft. of frontage on lake.  
Lot 32 – 78.98 ft. of frontage on lake.  
Lot 33 – 74.01 ft. of frontage on lake.  
Lot 34 – 77.00 ft. of frontage on lake. \*(see Note 2 below)

**Topography & Drainage:** The waterfront sites generally slope towards the lake and the off-water sites are level with modest undulations.

**Cover:** Sites are mostly clear, except for Lot 31, which has trees to the shoreline.

**Soils:** Sandy.

**Environmental Concerns:** No environmental concerns observed.

**Utilities:** Electric and natural gas.

**Improvements:** None, vacant. The waterfront lots were part of a boat launch and contain 20,000 square feet of asphalt, fences and gate.

**Zoning:** LLD - Lakefront Land Development

**State Reservations:** Aboriginal Antiquities

**Appraised Value:**

Lot 1 - \$9,000  
Lot 16 - \$7,300  
Lot 24 and 25 - \$14,600  
Lot 26 and 27 - \$14,600  
Lot 30 - \$22,000  
Lot 31 - \$120,000  
Lot 32 - \$118,500  
Lot 33 - \$112,000  
Lot 34 - \$21,500 \*(see Note 2 below)

**NOTE 1: Bids can be submitted on individual lots, or as a single bid for any combination of lots. Lots 24 and 25 will be sold as one parcel and Lots 26 and 27 will be sold as one parcel. We will accept those bids which represent the greatest overall return on the parcels sold. Please specify the Lot # with your bid.**

**\*NOTE 2: Lot 34 is encumbered by an easement “to construct and maintain an access and mooring site” over the northeasterly 36 feet of the entire lot.**



MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
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## LAND AUCTION BID

*By authority of Part 21, Act 451, P.A. 1994, as amended.*

### Instructions for DNR LAND AUCTION:

1. Please read the Land Auction Bid form, Notice of Sealed Bid Auction, and all related information, carefully. The State of Michigan makes no representations or claims in regards to the property as to fitness for purpose; ingress and egress, conditions, and any covenants and/or restrictions that may exist.
2. Use the Land Auction Case # in addressing any questions or correspondence regarding your bid.
3. Complete the Land Auction Bid form completely.
4. Return the Land Auction Bid form with your deposit, representing ten percent (10%) of the bid amount in the Bid Envelope and in the Pre-paid Return envelope. If you are not using the supplied bid Envelope, mail your Bid with the ten percent deposit in a separate sealed envelope labeled, "Sealed Bid, Land Auction Case # 20000026 LOTS: \_\_\_\_\_", and include your name. Enclose this envelope in a larger envelope to the address shown on the Land Auction Bid form.

**Applicant: Please print or type the following information.**

Purchase Applicant's Name	Telephone Number	
Street Address	Social Security Or Federal ID Number	
City	State	Zip Code
<p>As the purchase applicant I understand and agree that:</p> <ol style="list-style-type: none"><li>1. Updated proof of the State's title claim to the desired land is not available and if desired must be obtained at purchaser's expense.</li><li>2. The State will issue to the purchaser a Quit Claim deed.</li><li>3. The Michigan Department of Natural Resources policy prohibits sale of State lands to organizations which are discriminatory based upon race, sex, religion or national origin. Appropriate documentation may be required.</li></ol> <p>I hereby offer \$_____ for Land Auction Case #20000026, LOTS: _____, subject to the terms and conditions set forth in the Notice of Sealed Bid. Enclosed herewith is a bid deposit in the form of a Personal / Cashier's Check or Money Order, payable to the <b>STATE OF MICHIGAN</b>, in the amount of \$_____, which represents ten percent (10%) of my offer. The balance of the bid will be made available within forty-five (45) days of receiving written acceptance notice. I understand that if I am <i>not</i> the successful bidder my bid deposit will be returned to me within ten (10) days of the auction date.</p> <p>_____ Signature</p> <p>_____ Date</p>		
<p><b>MAIL COMPLETED FORM WITH DEPOSIT TO:</b></p> <p>SEALED BID LAND AUCTION CASE #20000026 LOTS: _____ OFFICE OF LAND AND FACILITIES/REAL ESTATE PO BOX 30448 LANSING MI 48909-7948</p>		